



8 The Highlands, Exning

8 The Highlands, Exning, Newmarket, Suffolk, CB8 7NT

A spacious six bedroom detached bungalow occupying a generous corner plot in a sought-after village

Newmarket 2.5 miles, Cambridge 14.4 miles,
Newmarket station 3.5 miles (London Liverpool
Street/London St. Pancras International, 1 hour
40 minutes), A14 (Jct. 37/Newmarket Bypass)
0.6 mile

Entrance hall | Drawing room | Dining room |
Kitchen/breakfast room | Cloakroom | Master
bedroom/lounge | 5 Further bedrooms, one with
en suite bathroom | Family bathroom | Double
garage | Carport | Gardens | EPC rating D

The property

8 The Highlands is a contemporary single-storey family home offering accommodation arranged in an L-shaped configuration and has been designed to a high specification throughout with stunning contemporary kitchen and bathroom fittings.

The accommodation is accessed through double front doors with feature stained glass side panels and briefly comprises a welcoming entrance hall with gloss tiled flooring. There is an extensive Spanish-style drawing room with feature access arches to two aspects, an adobe fireplace with woodburning stove, strip oak flooring and French doors to the garden terrace and a well-proportioned rear aspect dining room with French doors to the terrace.

The kitchen/breakfast room features a range of contemporary wall and floor units with a central island, granite worktops and splashbacks, modern integrated appliances and a breakfast area and access to both the rear garden and the integral garage.



The accommodation is completed by a generous dual aspect master bedroom with French doors to the terrace, currently configured as an informal lounge. There is a large additional bedroom with French doors to the gardens and a very large fully-tiled en suite bathroom with twin sinks, sunken circular spa bath and separate walk-in shower, also accessible in a Jack and Jill formation by other bedrooms. There are four further well-proportioned bedrooms, one currently used as a study, and a spacious family bathroom with modern rectangular plunge bath and separate walk-in shower.

Outside

The property is approached through double electrically-operated cast iron gates over a block-paved driveway providing parking for multiple vehicles and giving access to the integral double garage and neighbouring carport, the whole bordered by areas of gently sloping lawn. The enclosed gardens to the side

and rear of the property provide a generous low-maintenance paved courtyard garden with a covered gazebo, the whole ideal for entertaining and al fresco dining, bordered by an area of level lawn with a garden shed and geodome greenhouse, currently used as a summer house.

Location

The picturesque west Suffolk village of Exning offers a good range of day-to-day amenities including a village store, Post Office, church, community church hall and popular village primary school together with several public houses and a recreation ground. Nearby Newmarket offers more comprehensive facilities including independent and High Street shops, a large Waitrose supermarket, hotels, restaurants, public houses, schools and leisure facilities. Commuter links are excellent: the nearby A14 east coast trunk road leads west to the City of Cambridge as well as giving easy access to the A11, M11, A1 and wider national motorway network.





Directions

From Cambridge take the A14 east and follow this road for 4.5 miles. Use any lane to turn slightly right onto Newmarket Bypass (A14) then after 4.1 miles use the left lane to take the A142 slip road signposted Ely/Newmarket. After 0.2 miles turn left onto Fordham Road (A142) and after 0.1 mile turn left onto Windmill Hill. After 0.4 miles turn left onto The Highlands and the property can be found on the left-hand side.

General

Local Authority: Forest Heath
Services: Mains gas, electricity, water and drainage are all connected to the property
Council Tax Band: G
Tenure: Freehold

Cambridge

66-68 Hills Road, Cambridge CB2 1LA

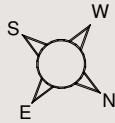
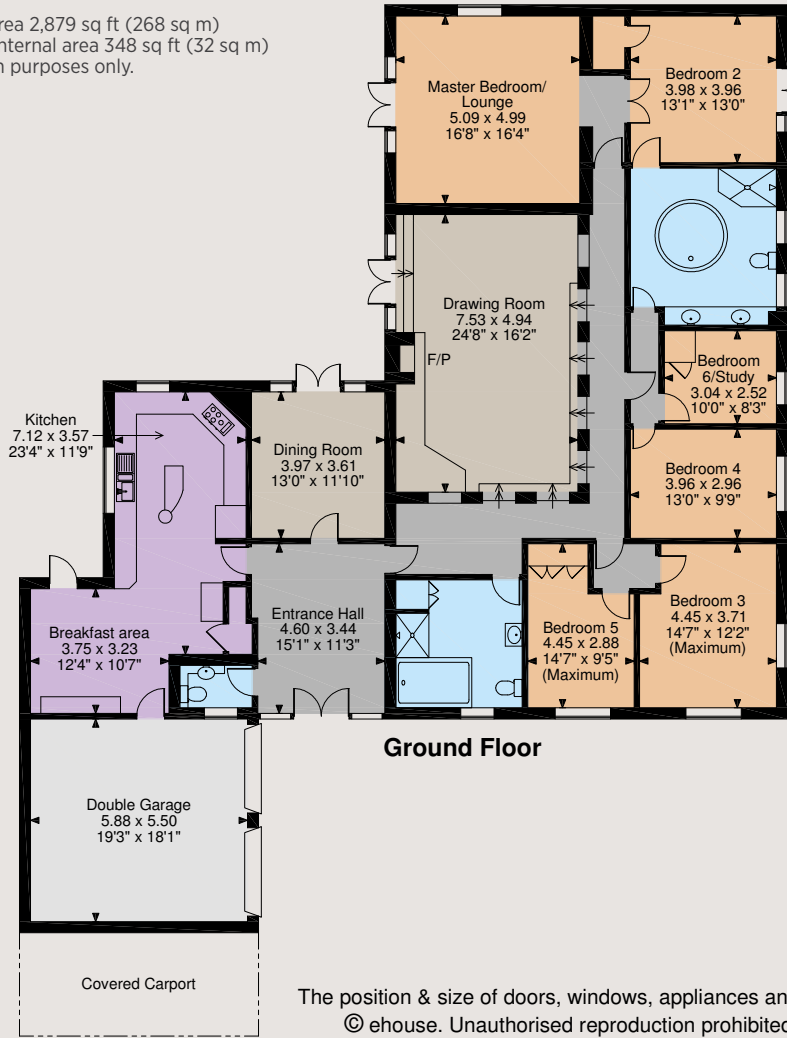
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60 offices across England and Scotland, including Prime Central London

Floorplans
 House internal area 2,879 sq ft (268 sq m)
 Double Garage internal area 348 sq ft (32 sq m)
 For identification purposes only.



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